







### **OVERVIEW**



D&P Commercial Group is a private real estate investor, developer, owner, and manager that specializes in destination medical facilities. Founded by physicians, we understand the unique requirements of our tenants (healthcare providers) and their patrons (patients). An experienced team and network of trusted partners ensures that global trends are combined with local needs to create sustainable properties that make lasting contributions to the overall health and wellness of people and communities.

From inception to operation, D&P Commercial Group's goal for each project remains steadfast: provide tenants (healthcare providers) the best opportunity to run successful practices and give every patron (patient) the optimal environment for healing. With this in mind, novel concepts and high-quality materials are used to build state-of-the-art destination medical facilities with iconic architecture, modern design, cutting-edge technology, environmentally-friendly features, and efficient flow. In addition, we take great pride in strategic planning, meticulous attention to detail, and timely execution before and during construction as well as proactive and responsible management after completion.



Meadows Mile Professional Building—the first in a series of projects by D&P Commercial Group—is located in the thriving southeast quadrant of Calgary, Alberta, Canada. Brilliantly situated along a major thoroughfare and in close proximity to a unique blend of residential, retail, and industrial areas, this site has high visibility and easy accessibility. With visually stunning and fully integrated spaces, Meadows Mile Professional Building is the true confluence of form and function, enabling a positive and seamless experience for tenants (healthcare providers) and patrons (patients) alike. A healing environment for people of all ages, this destination medical facility will transform the delivery of healthcare and remain a centre of excellence for years to come.



# PROPERTY CONCEPTS

1

**STATE-OF-THE-ART DESTINATION MEDICAL FACILITY** with iconic architecture, modern design, cutting-edge technology, environmentally-friendly features, and efficient flow optimizes the experience for tenants (healthcare providers) and patrons (patients).

2

**DIVERSE, YET SYNERGISTIC, GROUP OF SERVICE PROVIDERS** consolidates and streamlines access to high-quality patient-centred care in one location.

3

**COMMUNITY OF LIKE-MINDED HEALTHCARE PROFESSIONALS AND ENTREPRENEURS** fosters interdisciplinary referrals, collaboration, and innovation, creating an integrated health ecosystem.

4

**PRIMARY CARE PRACTICES** for adults and children provide strong referral base for all other tenants.

5

**CENTRALIZED WEBSITE AND SOCIAL MEDIA** managed by dedicated and experienced marketing personnel results in a vast, continuously evolving network of followers from which tenants can generate new business.



# PROPERTY DETAILS

**ADDRESS** 8500 Blackfoot Trail S.E.

Calgary, Alberta, Canada | T2J 7E1

**TOTAL SIZE** 44,809 S.F.

**AVAILABLE SPACE** 1,200 S.F. - 2,900 S.F.

**TERM** 5 or 10 Years

**RATE** As Per Market

**OPERATING COSTS** \$15.00 Per S.F. — \$16.00 Per S.F. (2019 Estimate)

TI ALLOWANCE Negotiable

**PARKING** Total: 233 Stalls (71 Surface | 162 Underground)

Ratio: ~ 7 Stalls Per 1,000 S.F.

**AMENITIES** Bicycle Storage

Charging Stations for Electric and Hybrid Vehicles

Fibre-Optic High-Speed Internet

Fitness Centre

Food/Beverage Vendor (Starbucks®)

Outdoor Lounge Area

**COMPLETION DATE** Q3 2019



# PROPERTY HIGHLIGHTS

BUILDING CLASS A

**OVERVIEW** 2 Freestanding 3-Storey Buildings on 1.8 Acre Lot

**SURROUNDING AREA** Residential: Acadia, Fairview, and Willow Park

Retail: Deerfoot Meadows, Chinook Centre, Southcentre Mall, Calgary Farmers' Market, and

Calgary Auto Mall

Industrial: Blackfoot Point Business Park

ACCESS/EGRESS Automobile: Via Deerfoot Trail, Glenmore Trail, Heritage Drive, MacLeod Trail, and

Southland Drive

Bus: Via Routes 39 and 410

Train: Via Heritage and Chinook LRT Stations

**EXPOSURE** Signage: Pylon and Electronic Video Display

Traffic Flow: ~ 33,000 Vehicles Per Day

**FEATURES** Special Masonry Brick Colors and Detail

Lofty Exposed High Ceilings Polished Concrete Flooring

Floor-to-Ceiling Windows with Energy-Efficient, Low Emissivity Glass and Full-Height Glazing

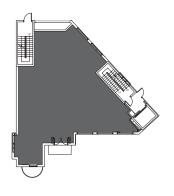
Modern Glass Elevators and Open Staircase

Customizable Workspaces

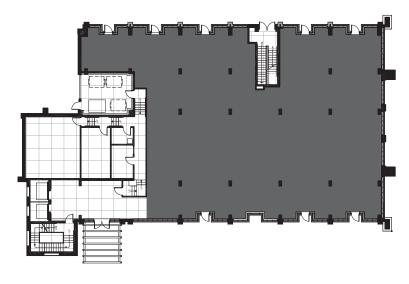
Stunning 360° Views from Escarpment

# **FLOOR PLANS**

**BUILDING 2** 



**BUILDING 1** 



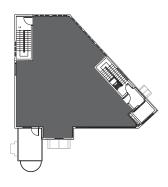
MAIN FLOOR



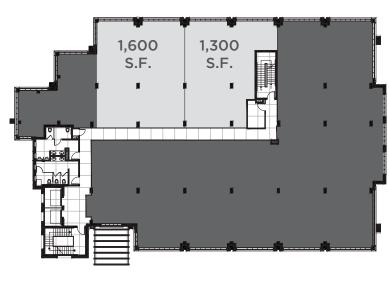
**LEASED** 

**COMMON AREA** 

**BUILDING 2** 



**BUILDING 1** 



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### **SECOND FLOOR**



LEASED



**AVAILABLE** 

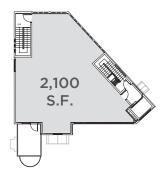


**COMMON AREA** 

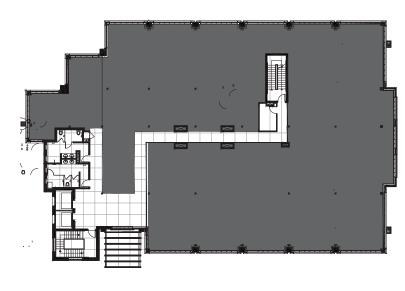
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# **FLOOR PLANS**

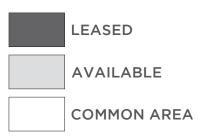
#### **BUILDING 2**



#### **BUILDING 1**



#### THIRD FLOOR



# **CONFIRMED TENANTS**

























# AREA DEMOGRAPHICS

# **POPULATION**



24,335

52,484 123,977

**3 KM RADIUS** 

**5 KM RADIUS** 



28,438

61,205 144,379

2 KM RADIUS

**3 KM RADIUS** 

**5 KM RADIUS** 



26,275

56,563 133,456

2 KM RADIUS

**3 KM RADIUS** 

**5 KM RADIUS** 



GROWTH 2016-2021

2 KM RADIUS: 7.97%

**3 KM RADIUS: 7.77%** 5 KM RADIUS: 7.65%

GROWTH 2016-2026

2 KM RADIUS: 16.85% 3 KM RADIUS: 16.62%

5 KM RADIUS: 16.46%

### **HOUSEHOLDS**



10,663

2 KM RADIUS

22,866

**3 KM RADIUS** 

52,129



12,723 27,219

2 KM RADIUS

**3 KM RADIUS** 

**5 KM RADIUS** 

56,669

**5 KM RADIUS** 

**5 KM RADIUS** 



GROWTH 2016-2021

2 KM RADIUS: 8.92% 3 KM RADIUS: 8.66% 5 KM RADIUS: 8.71% **GROWTH 2016-2026** 

2 KM RADIUS: 19.32% 3 KM RADIUS: 19.04% 5 KM RADIUS: 19.14%

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# **AREA DEMOGRAPHICS**

### **AVERAGE HOUSEHOLD INCOME**



\$98,938 \$103,396 \$126,246

2 KM RADIUS

**3 KM RADIUS** 

**5 KM RADIUS** 

#### MEDIAN HOUSEHOLD INCOME



\$75,082 \$78,032 \$91,387

2 KM RADIUS

**3 KM RADIUS** 

**5 KM RADIUS** 



#### PER CAPITA INCOME





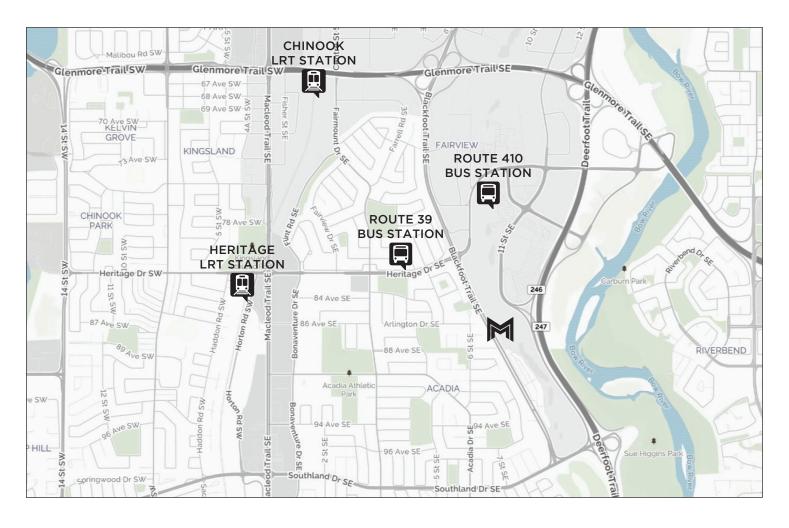
2 KM RADIUS

\$43,352 \$45,047 \$53,083

**3 KM RADIUS** 

**5 KM RADIUS** 

# **AREA MAP**



MEADOWS MILE HERITAGE DRIVE (<1 KM) **SOUTHLAND DRIVE** (2 KM) **DEERFOOT TRAIL** (3 KM) **GLENMORE TRAIL** (3 KM) MACLEOD TRAIL (3 KM)

**ROCKYVIEW GENERAL HOSPITAL** (5 KM)

SHELDON M. CHUMIR HEALTH CENTRE

(9 KM)

**SOUTH HEALTH CAMPUS** (16 KM)

**DEERFOOT MEADOWS** 

(2 KM)

CHINOOK CENTRE

(4 KM)

SOUTHCENTRE MALL (4 KM)

**CALGARY FARMERS' MARKET** (1 KM)

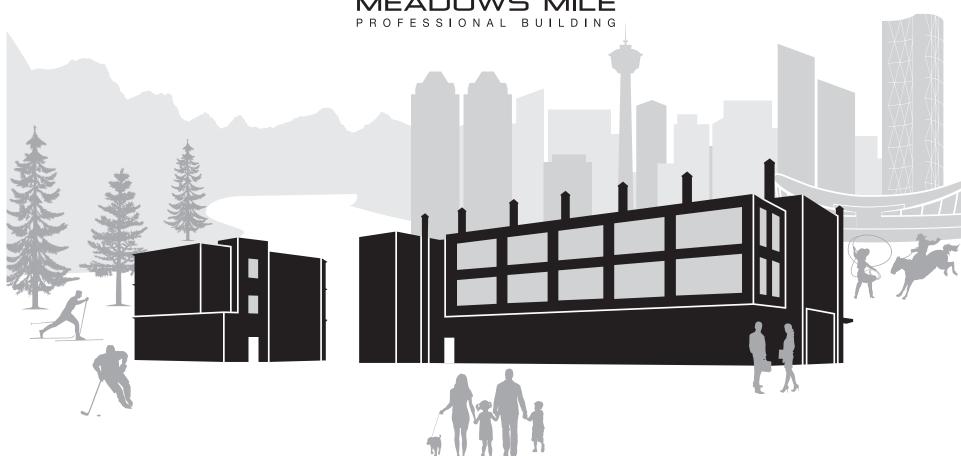
**CALGARY AUTO MALL** (4 KM)

**DOWNTOWN** (10 KM)

**AIRPORT** (25 KM)

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# **OUR TEAM**

















# **CONTACT INFORMATION**



#### [FOR LEASING INQUIRIES]

900 Royal Bank Building, 335 — 8 Avenue S.W. | Calgary, Alberta, Canada | T2P 1C9

Cody Watson

Matt Lannon

Senior Associate Associate Vice President

(a) 403.571.8760 403.571.8824

403.805.2936 403.807.8869

cody.watson@colliers.com matt.lannon@colliers.com

http://www.collierscanada.com/en/25672



#### [FOR ADDITIONAL INQUIRIES]

8500 Blackfoot Trail S.E. | Calgary, Alberta, Canada | T2J 7E1

1.888.677.3376

info@meadowsmile.com

www.meadowsmile.com

# **SOCIAL MEDIA**





@meadowsmileyyc







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